

## Impact Fee Calculation Worksheet

**Development Name:**

Estates on Legacy Drive, Phase 2

**Assessment Date:**

30-Mar-01

**Applicant Name:**

West Frisco Properties, LTD.

**Case Number:**

Water Utilities		Input #	Equivalency	Service	Water Impact Fees	
Land Use Category	Basis	of Basis	Factor	Units	Lines and Valves	Storage and Pumping
Single Family	Lots	85	1.00	85	\$15,640	\$17,340
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.70	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre	4.724	0.27	1.27548	\$235	\$260
Retail	Acre		2.60	0	\$0	\$0
Commercial	Acre		3.00	0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.52	0	\$0	\$0
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
<b>Totals</b>					\$15,875	\$17,600

Waste Water Utilities		Input #	Equivalency	Service	Waste Water Impact Fees		
Land Use Category	Basis	of Basis	Factor	Units	Lines	Lift Stations	Treatment
Single Family	Lots	85	1.00	85	\$26,010	\$1,020	\$17,425
Mobile Home	Lots		0.79	0	\$0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0	\$0
Duplex	Lots		0.71	0	\$0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0	\$0
Public and Semi-Public							
- School	Acre		2.63	0	\$0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0	\$0
Parks and Open Spaces	Acre	4.724	0.18	0.85032	\$260	\$10	\$174
Retail	Acre		2.65	0	\$0	\$0	\$0
Commercial	Acre		1.06	0	\$0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.53	0	\$0	\$0	\$0
Airport	Acre		1.59	0	\$0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0	\$0
<b>Totals</b>					\$26,270	\$1,030	\$17,599

Thoroughfares		Input #	Equivalency	Service	Service	Thoroughfare
<b>Note:</b> Input Z in SA for flat 12K rate.		of Basis	Factor	Units	Area (SA)	Fees
Land Use Category	Basis					
Residential (SF)/Single Family	Lots	85	1.00	85	1C	\$303,705
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots		1.00	0		\$0
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre	4.724	0.10	0.4724	1C	\$1,688
Retail	Acre		17.30	0		\$0
Commercial	Acre		17.30	0		\$0
Office	Acre		4.50	0		\$0
Industrial	Acre		1.40	0		\$0
Parkwood Construction Fees	Acre	30.22	\$200.00			\$6,044
Railroad Crossing Fees	Acre	30.22	\$500.00			\$15,110
<b>Total Thoroughfare Impact Fees</b>						\$305,393

Land Dedication or Park Fees		Input #	Equivalency	Land	Park
Land Use Category	Basis	of Basis	Factor	Dedication Acres	Fee in Lieu of Land
Single Family	Lots	85	1.00	0.85	\$80,750
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0

Duplex	Lots		1.00	0.00	\$0
Multi-family	Units		1.00	0.00	\$0
<b>Land = 1: Fees = 2</b>	<b>2</b>		<b>Totals</b>	<b>0.85</b>	<b>\$80,750</b>

### Impact Fee Calculation Summary Sheet

**Development Name:**

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30-Mar-01

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West Frisco Properties, LTD.

**Case Number:**

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<b>Water Utilities Impact Fees</b>	<b>Fee Totals</b>	<b>Credits</b>	<b>Remaining Due</b>
Lines and Valves	\$15,875		\$15,875
Storage and Pumping	\$17,600		\$17,600
Total Water Utilities	\$33,475		\$33,475
<b>Waste Water Utilities Impact Fees</b>			
Lines	\$26,270		\$26,270
Lift Stations	\$1,030		\$1,030
Treatment	\$17,599		\$17,599
Total Waste Water Utilities	\$44,900		\$44,900
<b>Thoroughfare Impact Fees</b>	<b>\$305,393</b>	<b>\$305,393</b>	<b>\$0</b>
Parkwood Construction Fees	\$6,044		\$6,044
Railroad Crossing Fees	\$15,110		\$15,110
			\$21,154
<b>Park Land Dedication or Park Fee</b>	<b>Acres</b>	<b>Fee</b>	
	0.00	\$80,750	\$80,750
<b>Total Impact Fees Assessed and Due</b>		<b>\$464,517</b>	<b>\$180,278</b>

Notes: 1. Thoroughfare impact fees waived per Univest Toll Road agreement.

2. Subject to Parkwood Blvd construction fees \$200/acre.

3. Subject to Legacy Drive Railroad Crossing fees \$500/acre.